

## Sanpete County Planning Commission Meeting

September 12, 2012, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Thell Stewart, Gene Jacobson, Mary Anderson, Leon Day, Joe Nielsen, Paul Rasmussen, Sanpete County Zoning Administrator Scott Olsen, and Sanpete County Deputy Clerk Gayelene Henrikson. (Steve Anderson is excused.) Freeman Stevenson from media.

Meeting is called to order by Chair Thell Stewart.

**CLINT CHARLES HAMPTON: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR A COAL TRANSFER YARD ON HIS PROPERTY. THE PROPERTY IS LOCATED NORTH AND EAST OF THE AXTELL ROAD AND THE SALT MINE ROAD IN THE A-ZONE WITH 60.50 ACRES ON S 11283. THEY WILL USE THE REDMOND SALT MINE ROAD TO THE WEST AND SOUTH TO ACCESS THE STATE ROADS. A COAL YARD IS PERMITTED IN THE A-ZONE WITH A CONDITIONAL USE PERMIT.**

Clint Hampton is present. Mr. Hampton took the advice of the Commission and changed his request to a different location. The location is west of the previous parcel, by the Salt Mine road. Steve Keller has approved the road and the location. The stipulation to not use the Axtell road bridge still stands. Motion is made by Joe Nielsen to approve a conditional use permit for a coal transfer yard. Motion is seconded by Leon Day. Motion passes.

**SCOTT NOLL: REQUESTS APPROVAL OF A 1-LOT SUBDIVISION WITH 5.5 ACRES KNOWN AS LOG CANYON SUBDIVISION. THE PROPERTY IS OWNED BY JOSEPH AND JENNIFER TATE KNOWN AS TATE FARMS UTAH LLC. LOCATED NORTHWEST OF FOUNTAIN GREEN WITH 53.33 ACRES IN THE A ZONE ON S 20372.**

Scott Noll is present. Scott reviews his request. He has all the required documents. Before getting approval from the County Commissioners, Steve Keller needs to approve the road. Mylar is provided. Mr. Jacobson explains where the lot is located. Utilities and fire protection are discussed. Motion is made by Mary Anderson to approve a 1-lot subdivision with 5.5 acres, known as Log Canyon Subdivision. Motion is seconded by Joe Nielsen. Motion passes.

**SCOTT NOLL: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR ALTERNATIVE POWER FOR HIS HOME LOCATED IN THE LOG CANYON SUBDIVISION LOT #1. LOCATED NORTHWEST OF FOUNTAIN GREEN IN THE A ZONE WITH 5.5 ACRES ON S 20372.**

Scott Noll is present. He wants to use solar power with a generator as backup to power his home. The area for the panels is 20 x 20. Motion is made by Paul Rasmussen to approve a conditional use permit for alternative power for his home. Motion is seconded by Gene Jacobson. Motion passes.

**BREEZY ANDERSON: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR A PRESCHOOL AT HER HOME AND PROPERTY LOCATED IN THE TRACKS SUBDIVISION LOT #1. THE PROPERTY IS NORTH OF MANTI IN THE RA-1 ZONE WITH 1.81 ACRES. A PRIVATE SCHOOL IS PERMITTED IN THE RA-1 ZONE WITH A CONDITIONAL USE PERMIT.**

Ms. Anderson is not present. Scott reviews her request. A hand drawn Aerial is shown. The state covers the technicalities of preschools. The neighbors have no objection to the permit. Motion is made by Leon Day to approve a conditional use permit for a preschool at her home and property. Motion is seconded by Gene Jacobson. Motion passes.

**KATHLEEN OTTOSON: REQUESTS APPROVAL OF A 1- LOT MINOR SUBDIVISION WITH 33.46 KNOWN AS ARROWPINE HEIGHTS SUBDIVISION. LOCATED EAST OF STERLING IN THE RA-2 ZONE ON S7284X4. THIS IS A TABLED MATTER FROM APRIL 14, 2010 MEETING.**

Ms. Ottoson is not present. This item goes back three (3) years and was tabled because of the title of the property. The County Commissioners approved this item to be brought back to the Planning Commission for review. The land ownership has been resolved. Location is discussed. She owns the property and has plans to build on the property. Motion is made by Mary Anderson to approve a 1-lot subdivision with 33.46 acres, known as Arrowpine Heights Subdivision. Motion is seconded by Joe Nielsen. Motion passes. This item will be heard at the next County Commission Meeting.

**SCOTT OLSEN, ZONING ADMINISTRATOR: DISCUSS AND REQUEST FOR APPROVAL TO AMEND THE SANPETE COUNTY LAND USE ORDINANCE, ADD CHAPTER 14.51 IN- INDUSTRIAL ZONE, TABLE OF STANDARDS AND INFORMATION.**

Thell opened the discussion. Leon Day presented an email from last months meeting and Scott took the email information and put it in ordinance form.

Flooding in the Industrial Zone and what precautions should be included in the ordinance are discussed. There are two different responsible parties for making sure the plans are inclusive and able to handle the future. Flood plains are part of the checklist before issuing building permits.

Sexually oriented businesses should remain in the Industrial zone.

Height of solid fences or other solid structures with front setback: Make it say just as per all UDOT requirements.

Wetlands, Environmental, and Drainage on projects: Federal and State permits have requirements so it doesn't need to be included. Add to E. Supplementary Regulations: All federal/state regulations have to be in compliance with the regulations. Have the County Attorney draw up the sentence. The ordinance needs to read that the permit is approved.

**C. Pre-site approval:**

Discussion ensued as to whether it needs to be included in the zone or not.

B. Junk

Partially or completely dismantled automobiles discussed.

Sight Obscuring Fences or Walls: Add about fences or walls that are acceptable to the planning commission.

Mr. Olsen will revise the ordinance and present the draft at the next meeting. The board favors the changes and understands that the ordinance is an evolution document. They desire to complete the changes and send to the County Attorney, and then to the County Commissioners.

Joe Nielsen made a motion to publicly thank Mr. Day for all his work on the preparation of the ordinance. Mary Anderson seconded the motion. Motion was unanimous.

**APPROVAL OF MINUTES**

Motion is made by Joe Nielsen to approve the Planning Commission minutes of August 8, 2012 with no corrections. The motion is seconded by Gene Jacobson, and the motion passes.

**OTHER BUSINESS**

Joe Nielsen asked about the status of past approvals. Discussion ensued on the car repair and sales business in Chester.

With no further business before the Planning Commission, motion to adjourn is made by Joe Nielsen. The motion is seconded by Paul Rasmussen, and the motion passes.

The meeting is adjourned at 8:02 P.M.